



GRANT'S  
OF DERBYSHIRE

Roseville, Derby Road, Wirksworth DE4 4AR  
Offers In The Region Of £300,000



This three bedroomed semi-detached family home is in a convenient location, just a stones throw from the centre of Wirksworth. With gas central heating and uPVC double glazing throughout, along with the potential to extend, subject to the necessary planning permission, this home offers a fantastic renovation opportunity. The accommodation briefly comprises entrance hallway/utility area, large kitchen/diner, living room, inner hallway and downstairs shower room to the ground floor, then two double bedrooms, one single and a spacious shower room to the first floor. There's also a large attic space with two velux roof light windows and a pull down loft ladder. The property has the advantage of far reaching countryside views and fully enclosed, large gardens to the front and rear, with off street parking for up to four vehicles and a large workshop. No upward chain. Viewing highly recommended.



## Ground Floor

A wrought iron gate opens to the large front garden. where a block paved pathway leads to two steps and a ramp, and in turn the front entrance door. This opens straight into the:

## Entrance Hallway

With two fitted cupboards, a worktop with base unit beneath and a fitted shelf. There are rear and side aspect windows and a rear aspect uPVC part glazed door which provides access to the fully enclosed rear garden. There's also an internal window with patterned glass and a uPVC double glazed door which provides access into the:

## Kitchen/Diner

A spacious and bright room with rear aspect uPVC double glazed windows which overlook the fully enclosed rear garden. A rear uPVC door with glazed panel also provides direct access from the dining area into the garden. The dining section has carpet to the floor and two single panel radiators, with ample space for a family sized dining table and chairs. The kitchen has ceramic tiled flooring and is fitted with an extensive range of sage green wall, base and drawer units with a granite effect work top over and composite black one and a half bowl sink with mixer tap over. Integrated appliances include a full sized dishwasher, full height fridge/freezer and Rangemaster cooker with three cavities (oven, grill and warming oven) and a generous 5 burner gas hob with Rangemaster extractor hood over. Many of the cupboards and drawers have fitted wire baskets and organisers and there's a wooden wine rack and under-counter pull out bin. A door provides access to the:

## Inner Hallway

With a side aspect internal window with patterned glass, a small cupboard which houses the fuse board and electric meter and doors which opens to the living room and downstairs shower room. Stairs rise to the first floor landing.

## Living Room

A good sized room with a front aspect uPVC double glazed window which overlooks the large front garden.

## Downstairs Shower Room

A fully tiled room with a front aspect uPVC double glazed window with obscured glass and fitted with a three piece suite consisting of vanity style wash hand basin, dual flush WC and double shower cubicle with mains shower over. This room also has an extractor fan. A door opens into a storage cupboard which has fitted shelving and houses the Worcester combi boiler and the gas meter.

## First Floor

Stairs rise to the first floor landing where there's a side aspect uPVC double glazed window with beautiful countryside views. A large loft hatch provides access to the extensive loft - once utilised as a home office with pull down ladder, power, light and two velux roof light windows. Doors open to all three bedrooms and the shower room.

## Bedroom One

A good sized double bedroom with a rear aspect UPVC double glazed window with stunning views towards the countryside and the towns edge. This room also has two fitted wardrobes with shelving and hanging rails.

## Bedroom Two

A second double bedroom with a front aspect uPVC double glazed window which overlooks the fully enclosed front garden. This room also has two fitted wardrobes.

## Bedroom Three

Of single proportion with wooden floorboards and a front aspect window which overlooks the fully enclosed front garden.

## Shower Room

A fully tiled room with a rear aspect uPVC double glazed window with obscured glass and fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and corner shower cubicle with sliding doors and mains shower over.

## Outside

This property benefits from a large front garden which is fully enclosed with stone walls and timber fencing and has a good sized lawn with block paved pathway

which leads to the front entrance door. This garden has an abundance of trees, plants and shrubs including acer, holly, common lilac, whitebeam, plum leaved crab-apple and Japanese andromeda. There are plenty of colourful flowers too, including mountain bluet and spanish bluebells. To the rear of the property, there's another large garden, one which will delight any keen gardener! East facing, with an elevated veranda which provides the ideal spot for relaxing, with steps that lead to the rest of the garden which is enclosed with timber fencing. There's a good sized lawn with an array of trees, plants and flowers, including exochorda racemosa, cedrus deodara, sweet cherry blossom, acer, prunus kanzan, apple blossom, fortunes spindle, alpine clematis. The lawn extends to a raised decking area, which provides the perfect spot for al fresco dining and/or entertaining. Further to this, there's a gravelled area with small greenhouse and outdoor tap which also leads to the:

## Workshop

A substantial workshop with secure door, windows to three sides, power and lighting.

## Parking

A timber garden gate leads to a private parking area, which is accessed down a separate private road and provides parking for up to four vehicles. Here there's also a large timber shed, perfect for garden storage, as well as an EV charging point and raised planted border.

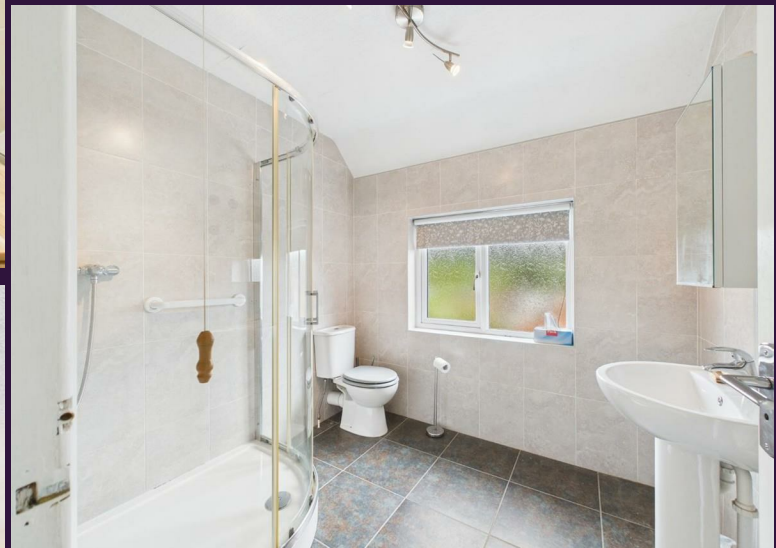
## Directional Notes

From our office at the Market Place, proceed down St. John Street in the direction of Derby. At the mini roundabout continue straight on and as you begin to climb the hill, Roseville can be found on the left hand side as identified by our For Sale board. Parking to the property can be accessed by driving past the property taking the first left hand turn onto Willowbath Lane and then left into Ian Avenue and left again onto the private road (just after no.4). There are four parking spaces and a purple shed.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.













Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

